

ORDINANCE NO. _____

AN ORDINANCE ZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11444 MANCHACA ROAD FROM INTERIM-SINGLE-FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-single-family residence standard lot (I-SF-2) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2017-0009, on file at the Planning and Zoning Department, as follows:

Lot 1, Block A, Olympic Heights Outlot #2 subdivision, a subdivision in Travis County, Texas, as recorded in Document No. 200700273 of the Official Public Records of Travis County, Texas (the “Property”),

locally known as 11444 Manchaca Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “A”.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

- B. The following uses are not permitted uses for the Property:

Alternative financial services
Custom manufacturing
Drop-off recycling collection
facility

Bail bond services
Exterminating services

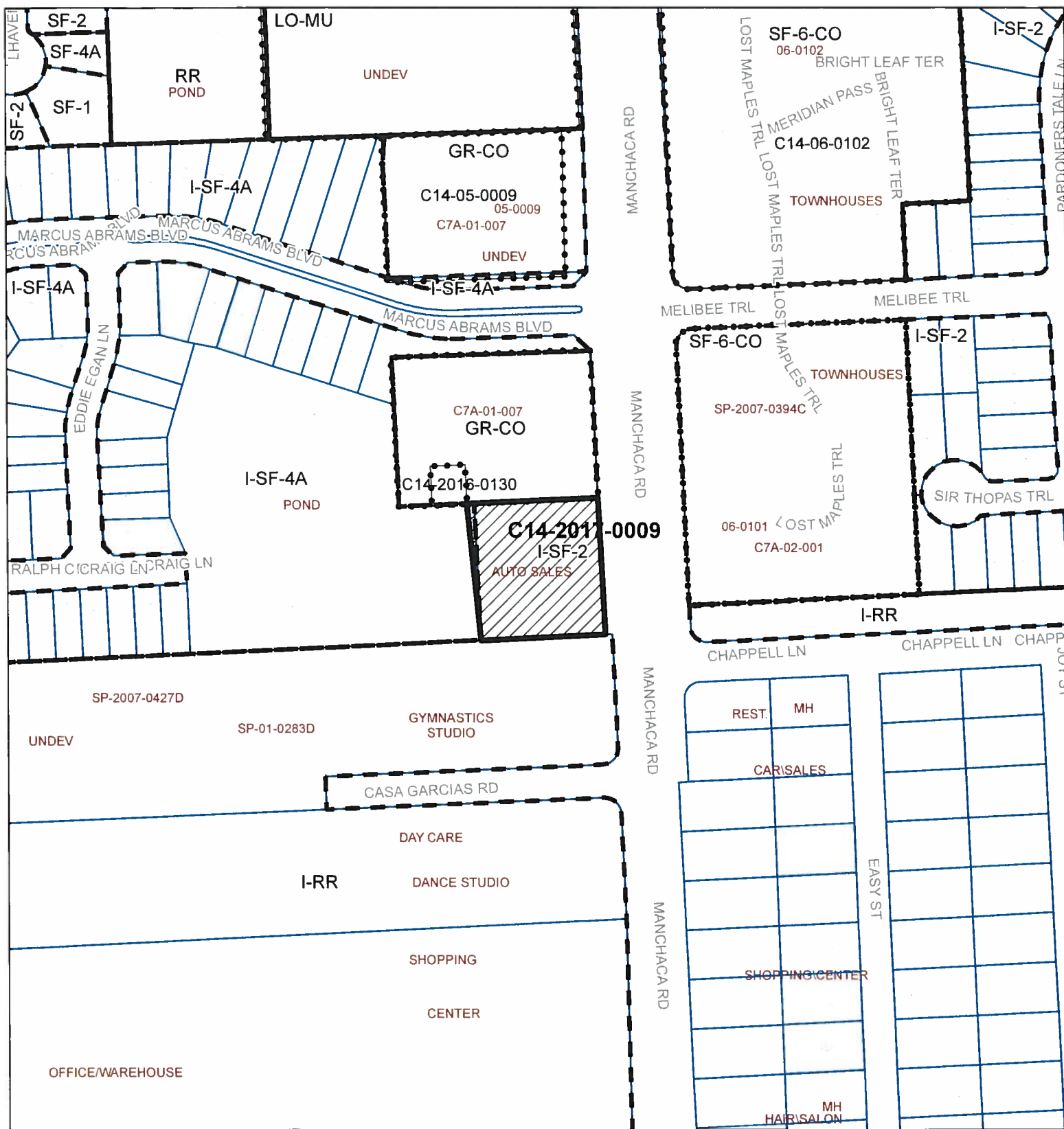
1 Except as specifically restricted under this ordinance, the Property may be used in
2 accordance with the regulations established for the community commercial (GR) district
3 and other applicable requirements of the City Code.
4

5 **PART 3.** This ordinance takes effect on _____, 2017.
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7 **PASSED AND APPROVED**

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9 §
10 §
11 _____, 2017 § _____
12 Steve Adler
13 Mayor
14

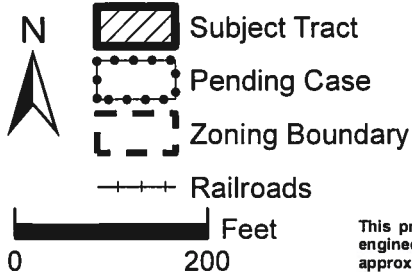
15
16 **APPROVED:** _____ **ATTEST:** _____
17 Anne L. Morgan Jannette S. Goodall
18 City Attorney City Clerk
19
20



ZONING

Case#: C14-2017-0009

EXHIBIT A



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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